

RESOLUTION NO. 2023-166
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WOODLAND PARK AT NOCATEE.**

WHEREAS, APW TH 65, LLC AND TOLOMATO CDD, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Woodland Park at Nocatee.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$589,319.25 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$398,384.25 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

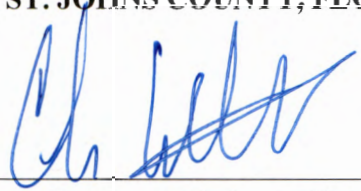
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

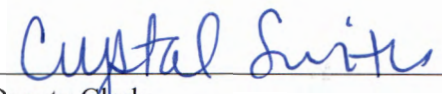
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 6th day of June, 2023.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date JUN 06 2023

BY: 
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller


Deputy Clerk



Attachment 2

Plat Map

WOODLAND PARK AT NOCATEE

BEING A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 1 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

VICINITY MAP



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT APW TH 65, LLC AND TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 196, FLORIDA STATUTES ("OWNERS"), ARE THE LAWFUL OWNERS OF THE LAND DESCRIBED IN THE CAPTION HEREIN WHICH SHALL BE KNOWN AS WOODLAND PARK AT NOCATEE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND RECORDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS OF WAY DESIGNATED ON THIS PLAT AS WOODLAND PARK DRIVE AND 800 FIVE LANE ARE IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN REDEMPTION, FOR THE MAINTENANCE OF THE NORTH-SOUTH, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER COMPLETED THEREON.

THE DRAINAGE EASEMENTS AND THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT, SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS OF WAY HEREIN DEDICATED, BY THE ACRES OR THROUGH SAID EASEMENTS AND STORMWATER MANAGEMENT FACILITIES SHOWN HEREON, WHICH MAY BE DEDICATED TO A PROPERTY OWNERS ASSOCIATION, A MUNICIPAL SERVICES TANKING UNIT, A COMMUNITY DEVELOPMENT DISTRICT OR OTHER SUCH ENTITY WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREON UNDER THIS PLAT.

TRACT "B" (LANDSCAPE BUFFER EASEMENT), TRACT "C" (OPEN SPACE, ACCESS, AND UTILITY), TRACT "D" (OPEN SPACE & DRAINAGE), TRACT "E" (OPEN SPACE & ACCESS), TRACT "F" (DRAINAGE), AND TRACT "G" (OWNER SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS).

TRACT "A" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO SEA, ITS SUCCESSORS AND ASSIGNS IN PERMANENT EASEMENT FOR WATER, WATER REUSE AND SEWER UTILITIES. ARE HEREBY IRREVOCABLY DEDICATED TO SEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE LANDSCAPE BUFFER EASEMENT IS HEREBY RETAINED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS. SUCH EASEMENT SHALL BE HELD AND USED BY OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER EASEMENT FOR TRACT "A" (LIFT STATION).

OWNERS HEREBY DEDICATE TO SEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OF, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER EASEMENT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND DIGRESS AND CROSS IN CONNECTION WITH REAR USE OF TRACT "A" (LIFT STATION).

OWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY SEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO REAR USE OF TRACT "A" (LIFT STATION) OR REAR EASEMENT UPON THE LANDSCAPE BUFFER EASEMENT. OWNERS, THEIR SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTURED HEREON. SEA SHALL REPAIR AND REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR SEPARATION FACILITIES DISTURBED BY SEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER EASEMENT WITH LIKE-KIND MATERIALS. PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARISE OR BALTUSEE TREES IS NOT REASONABLY FEASIBLE, SEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREOF.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS RESERVE THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR BRACKLE OR LAKE PLACES, PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREON UNDER THIS PLAT.

THOSE EASEMENTS DESIGNATED AS "E-1" ARE HEREBY IRREVOCABLY DEDICATED TO SEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES. PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "E-2" ARE HEREBY IRREVOCABLY DEDICATED TO SEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "E-3" ARE HEREBY IRREVOCABLY DEDICATED TO SEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES.

THOSE EASEMENTS DESIGNATED AS "E-4" ARE HEREBY IRREVOCABLY DEDICATED TO SEA, ITS SUCCESSORS AND ASSIGNS, AND THE MAINTENANCE OF THE EASEMENTS SHALL BE THE OBLIGATION OF THE OWNERS.

THE UNDERSIGNED OWNERS DOOR HEREBY RESERVE TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLYIC THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNERS, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS:

APW TH 65, LLC

BY: SEAN A. ADAMS, MANAGER

WITNES: _____ PRINT NAME

WITNES: _____ PRINT NAME

TOLOMATO COMMUNITY DEVELOPMENT DISTRICT

A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 196, FLORIDA STATUTES

BY: RICHARD T. RAY, CHAIRMAN OF THE BOARD

WITNES: _____ PRINT NAME

WITNES: _____ PRINT NAME

CAPTION

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 3062, PAGE 361, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE NORTH 89°02'00" WEST, ALONG THE EASTERN LINE OF SAID SECTION 2, A DISTANCE OF 187'10'00" FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF WAY LINE OF PALM VALLEY ROAD (FORMERLY COUNTY ROAD NO. 116), A PUBLIC 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED, THENCE SOUTH 57°24'00" WEST, DEPARTING SAID EASTERLY LINE AND ALSO SAID NORTHWESTERLY BOUNDARY OF WAY LINE, 114.64 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH 15°22'15" WEST, ALONG SAID NORTHWESTERLY BOUNDARY OF WAY LINE OF PALM VALLEY ROAD, A DISTANCE OF 113.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 89.91 FEET, THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY OF WAY LINE AND ALSO THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°25'04", AN ARC LENGTH OF 20' 81 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°03'00" WEST, 20' 24 FEET, THENCE NORTH 71°19'00" WEST, DEPARTING SAID NORTHWESTERLY BOUNDARY OF WAY LINE AND ALSO A NON-TANGENT LINE, 90' 00 FEET, THENCE NORTH 89°02'00" WEST, 34.62 FEET, THENCE SOUTH 49°49'00" WEST, 23.13 FEET, THENCE SOUTH 12°57'00" WEST, 20.28 FEET, THENCE NORTH 9°30'14" WEST, 88.11 FEET, THENCE NORTH 80°04'00" WEST, 34.48 FEET, THENCE NORTH 89°02'00" EAST, 41.11 FEET, THENCE NORTH 19°04'00" EAST, 48.81 FEET, THENCE NORTH 49°41'00" EAST, 38.46 FEET, THENCE NORTH 81°11'00" WEST, 16' 04 FEET, THENCE NORTH 11°22'00" EAST, 60.11 FEET, THENCE NORTH 62°23'00" WEST, 20' 73 FEET, THENCE NORTH 62°23'00" EAST, 41.11 FEET TO A POINT LYING ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF 48' 00 FEET OF WAY PARCEL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2998, PAGE 1687, OF SAID COUNTY RECORDS. THENCE NORTH 12°04'00" WEST, ALONG SAID SOUTHWESTERLY PROLONGATION AND ALSO SAID SOUTHWESTERLY LINE, 33.41 FEET, THENCE NORTH 69°04'00" WEST, CONTINUING ALONG SAID SOUTHWESTERLY PROLONGATION, 144.97 FEET, THENCE NORTH 89°04'00" EAST, CONTINUING ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHERLY PROLONGATION, 144.97 FEET, THENCE NORTH 89°04'00" EAST, 33.41 FEET, THENCE NORTH 5°28'11" EAST, 69.63 FEET, THENCE SOUTH 89°04'00" EAST, 199.13 FEET, THENCE SOUTH 89°04'00" EAST, 4' 38 FEET, THENCE SOUTH 12°57'00" EAST, 42.44 FEET, THENCE SOUTH 42°49'11" WEST, 23.99 FEET, THENCE NORTH 7°01'19" WEST, 80.06 FEET, THENCE SOUTH 62°11'19" EAST, 43.47 FEET, THENCE SOUTH 71°01'00" EAST, 28.13 FEET, THENCE SOUTH 14°37'00" EAST, 84.63 FEET, THENCE SOUTH 69°04'00" WEST, 69.11 FEET, THENCE NORTH 14°11'00" EAST, 48.10 FEET, THENCE SOUTH 62°11'19" EAST, 81.18 FEET, THENCE NORTH 71°01'00" EAST, 11.91 FEET, THENCE SOUTH 14°37'00" WEST, 23.11 FEET, THENCE SOUTH 17°06'00" EAST, 42.48 FEET, THENCE NORTH 12°57'00" EAST, 33.13 FEET, THENCE SOUTH 11°22'00" WEST, 38.04 FEET, THENCE NORTH 64°49'00" EAST, 44.44 FEET, THENCE SOUTH 62°11'19" WEST, 43.23 FEET, THENCE SOUTH 41°49'00" EAST, 49.46 FEET, THENCE SOUTH 34°17'00" EAST, 83.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.69 ACRES, MORE OR LESS

NOTARY FOR APW TH 65, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION THIS _____ DAY OF _____, 2023, BY SEAN A. ADAMS, ITS MANAGER, OF APW TH 65, LLC, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (OR NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

NOTARY FOR TOLOMATO COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION THIS _____ DAY OF _____, 2023, BY RICHARD T. RAY, ITS CHAIRMAN, OF TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (OR NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT PLUS ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2023.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2023. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SUEVOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2023.

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLEES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(s) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2023.

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF WOODLAND PARK AT NOCATEE HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF WOODLAND PARK AT NOCATEE HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION. THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE ARGUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THIS STATE OF FLORIDA.

SIGNED THIS _____ DAY OF _____, 2023.

NATHAN P. PERRET, P.E.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 8800
PERRET AND ASSOCIATES, INC.

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.S. NO. 8715

WOODLAND PARK AT NOCATEE

BEING A PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

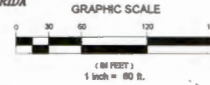
MAP BOOK _____ PAGE _____

SHEET 2 OF 5 SHEETS

NOTES:

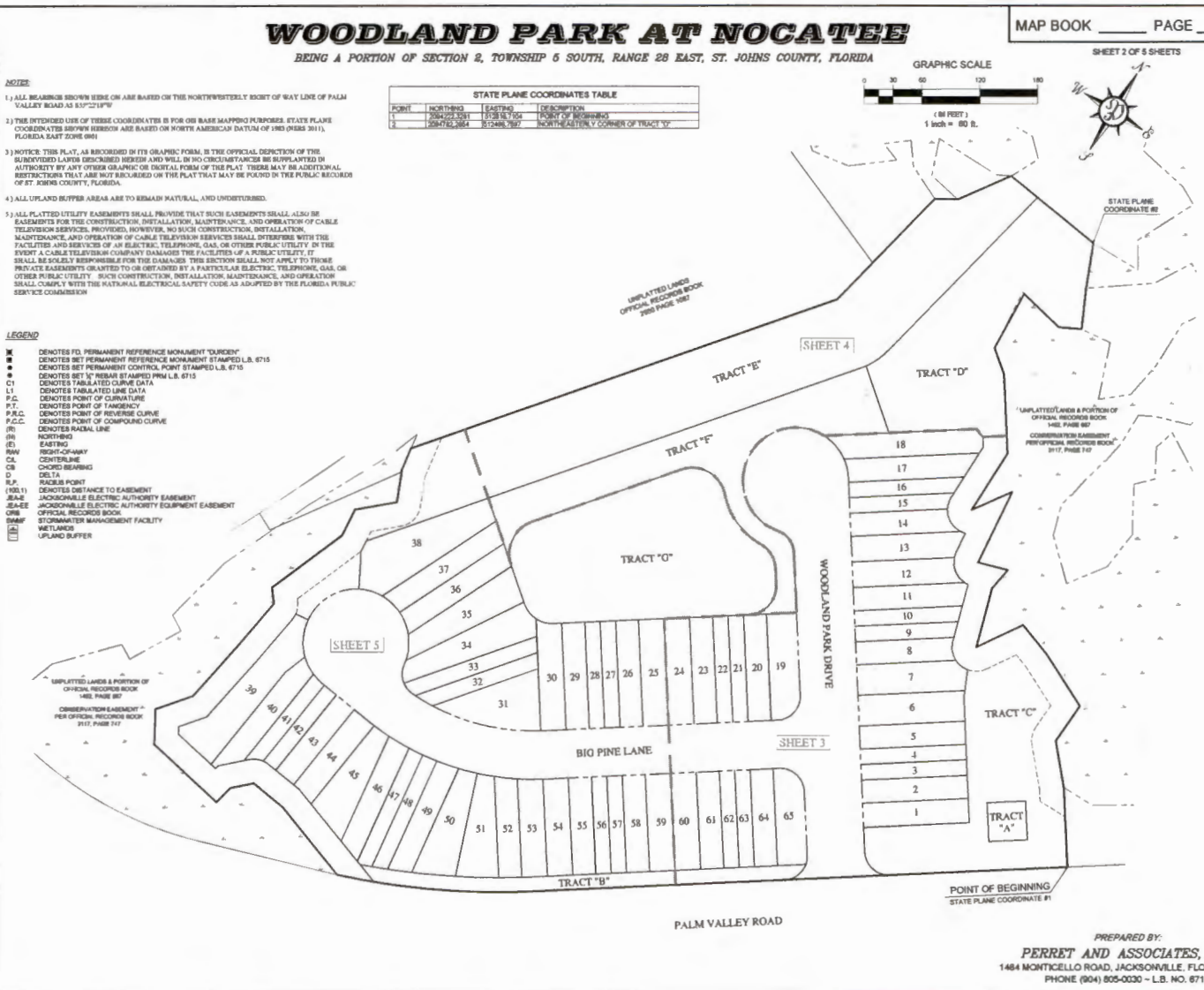
- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE NORTHWESTERLY SIDERY OF WAY LINE OF PALM VALLEY ROAD AS SHOWN.
- 2) THE DISTANCE OF THESE COORDINATES IS FOR OFF-BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 3011), FLORIDA EAST ZONE 09E1.
- 3) NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LOTS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLEMENTED BY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4) ALL UPLAND BUFFER AREAS ARE TO REMAIN NATURAL AND UNDISTURBED.
- 5) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS OBTAINED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	284223.531	373818.724	POINT OF BEGINNING
2	284762.264	372498.787	NORTHEASTERLY CORNER OF TRACT "V"



LEGEND

- DENOTES FD PERMANENT REFERENCE MONUMENT "ORIENT"
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- DENOTES SET "NEAR" STAMPED PERM L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (N) NORTHING
- (E) EASTING
- RAW RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- Δ DELTA
- R.P. RADIUS POINT
- DB DENOTES DISTANCE TO EASEMENT
- JE-AE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- JE-SE JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- OFF OFFICIAL RECORDS BOOK
- OMB OBSERVATION EASEMENT PER OFFICIAL RECORDS BOOK
- SMF STORMWATER MANAGEMENT FACILITY
- MT METALAND
- UB UPLAND BUFFER



PREPARED BY:
PERRET AND ASSOCIATES, INC.
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
 PHONE (904) 805-0030 - L.B. NO. 6715

WOODLAND PARK AT NOCATEE

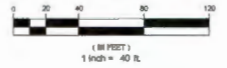
BEING A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 3 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

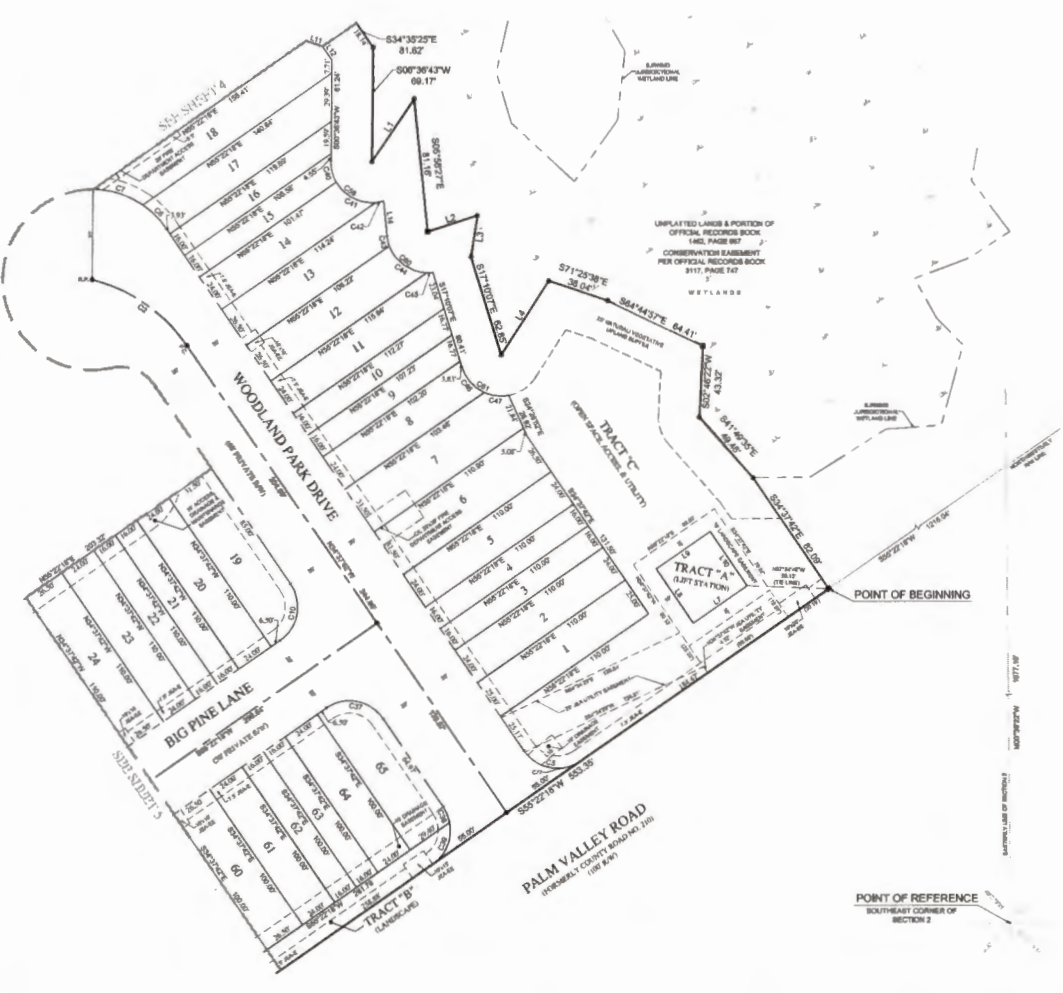


GRAPHIC SCALE



LINE #	LENGTH	DIRECTION
L1	46.50	S84°11'00"W
L2	75.00	N70°00'00"E
L3	26.14	S00°45'00"W
L4	32.17	N02°41'00"E
L5	45.00	N02°31'00"W
L6	45.00	N03°34'00"W
L7	45.00	S04°27'00"E
L8	45.00	S04°27'00"E
L9	45.00	S04°27'00"E
L10	45.00	S04°27'00"E
L11	45.00	S04°27'00"E
L12	45.00	S04°27'00"E
L13	45.00	S04°27'00"E
L14	45.00	S04°27'00"E
L15	45.00	S04°27'00"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	75.00	100.00	41°34'30"	N02°18'00"W	75.71
C2	32.17	35.00	80°00'00"	N70°27'00"W	32.30
C3	32.17	35.00	21°24'12"	N02°18'00"W	32.17
C4	32.17	35.00	17°04'48"	N70°27'00"W	32.17
C5	32.17	35.00	80°00'00"	S10°27'00"W	32.30
C6	32.17	35.00	80°00'00"	S70°27'00"E	32.30
C7	32.17	35.00	21°24'12"	S02°18'00"E	32.17
C8	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C9	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C10	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C11	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C12	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C13	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C14	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C15	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C16	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C17	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C18	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C19	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C20	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C21	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C22	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C23	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C24	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C25	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C26	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C27	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C28	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C29	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C30	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C31	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C32	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C33	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C34	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C35	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C36	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C37	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C38	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C39	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C40	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C41	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C42	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C43	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C44	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C45	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C46	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C47	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C48	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C49	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C50	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C51	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C52	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C53	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C54	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C55	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C56	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C57	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C58	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C59	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C60	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C61	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C62	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C63	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C64	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C65	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C66	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C67	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C68	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C69	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C70	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C71	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C72	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C73	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C74	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C75	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C76	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C77	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C78	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C79	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C80	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C81	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C82	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C83	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C84	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C85	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C86	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C87	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C88	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C89	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C90	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C91	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C92	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C93	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C94	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C95	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C96	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C97	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C98	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C99	32.17	35.00	80°00'00"	S02°18'00"E	32.30
C100	32.17	35.00	80°00'00"	S02°18'00"E	32.30



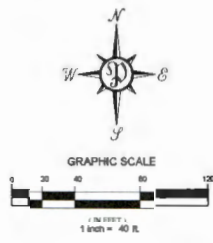
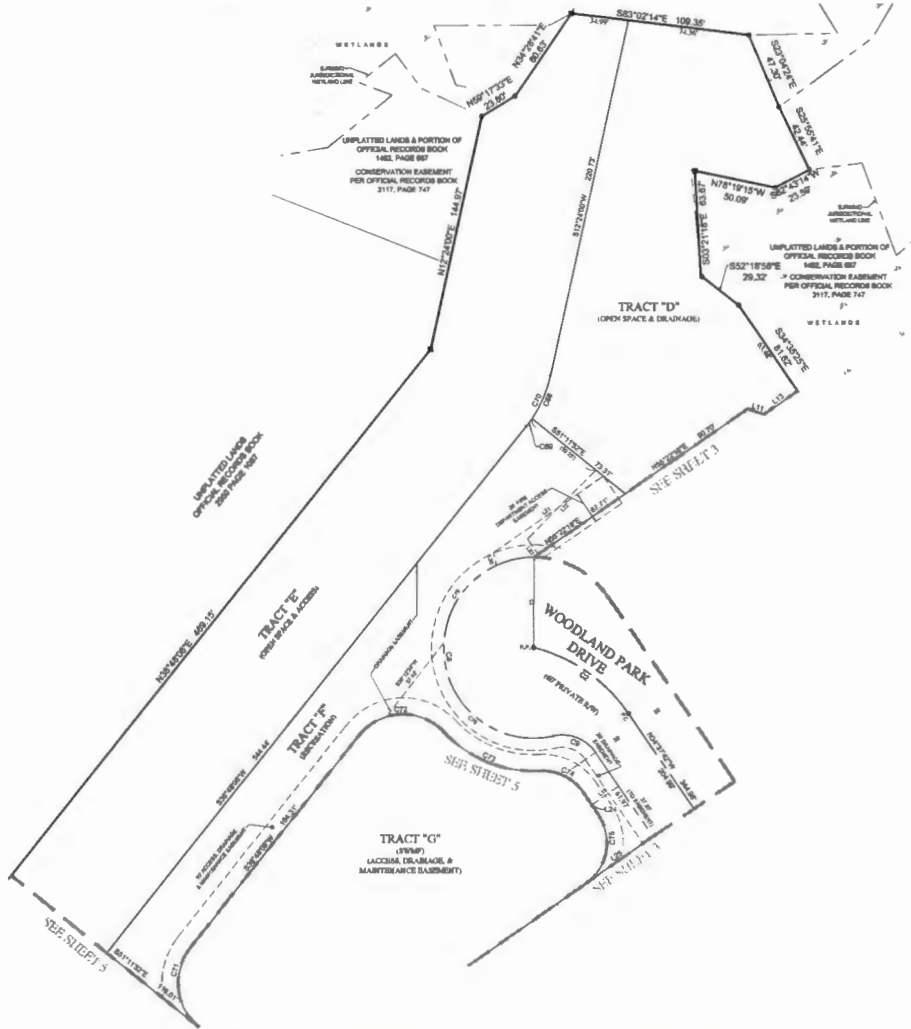
PREPARED BY:
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PHONE (904) 805-0030 - L.B. NO. 6715

WOODLAND PARK AT NOCATEE

BEING A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 4 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L11	50.87	S71°38'30"W
L12	32.07	N89°24'30"E
L13	30.07	S89°24'30"W
L14	7.88	N11°38'30"W
L15	81.80	N89°24'30"E
L16	28.17	S10°00'00"W
L17	13.72	S24°30'00"E
L18	16.80	S84°30'00"E
L19	80.80	N89°24'30"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	72.27	188.09	41°51'30"	N89°24'30"W	76.71
C3	162.27	36.07	167°00'00"	N89°24'30"E	162.29
C4	39.87	39.87	87°00'00"	S89°24'30"E	37.89
C5	26.43	76.89	21°42'00"	N89°24'30"E	26.39
C6	6.12	76.89	4°41'00"	N89°24'30"E	6.12
C7	34.89	76.89	26°24'00"	N89°24'30"E	34.29
C8	34.89	34.89	87°00'00"	S89°24'30"E	34.29
C9	34.87	34.87	87°00'00"	S89°24'30"W	32.89
C10	65.17	76.89	49°40'30"	N89°24'30"W	65.19
C11	32.89	32.89	87°00'00"	N89°24'30"W	32.89
C12	47.12	36.07	89°00'00"	N10°00'00"E	43.42
C13	167.24	36.07	167°00'00"	S89°24'30"E	167.22
C14	82.89	82.89	87°00'00"	S89°24'30"W	82.89

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WOODLAND PARK AT NOCATEE

BEING A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 5 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

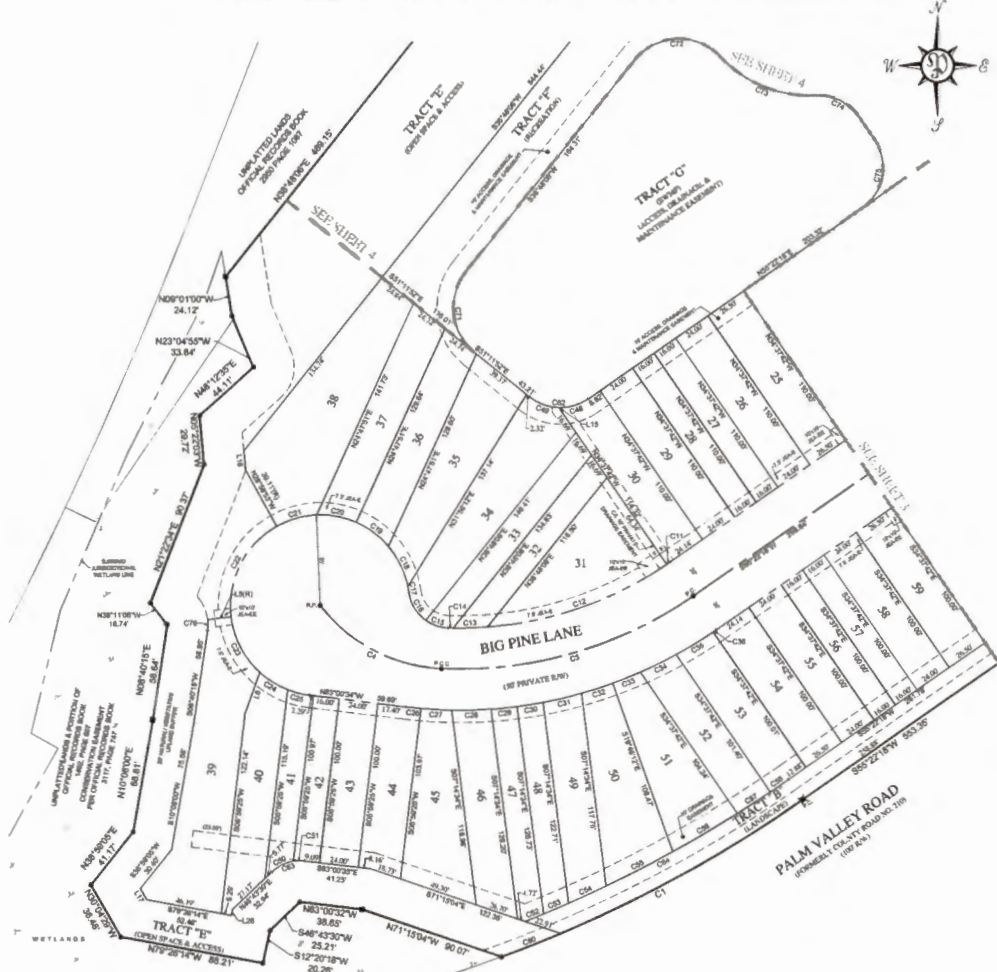
GRAPHIC SCALE



1 INCH = 40 FT.

LINE #	LENGTH	DIRECTION
L001	14.52	N87°10'17"E
L0	20.37	S12°44'47"W
L15	1.10	S89°04'49"E
L16	14.48	N87°22'07"W
L17	7.79	N89°04'29"W
L18	3.29	S12°38'19"W

CURVE #	LENGTH	RADIUS	DELTA	CURVE BEARING	CHORD
C1	322.21	598.32	174°25'07"	S87°42'29"W	392.29
C2	162.74	228.00	97°17'51"	N79°14'47"E	168.89
C3	26.49	198.00	49°29'54"	N87°33'49"E	27.87
C4	2.28	228.00	5°28'08"	N88°40'25"E	2.38
C11	117.21	228.00	97°50'49"	N87°33'25"E	118.98
C12	28.89	228.00	5°28'42"	N87°28'29"E	30.08
C13	3.89	228.00	6°27'17"	N88°28'29"E	4.08
C14	14.87	228.00	27°21'37"	S71°17'47"E	14.42
C15	26.26	228.00	48°29'59"	S51°17'29"E	15.72
C16	3.87	228.00	4°54'49"	N79°28'42"W	3.97
C17	27.47	228.00	28°34'10"	N87°34'29"W	27.14
C18	24.77	228.00	25°44'30"	N87°34'29"W	24.39
C19	24.89	228.00	28°10'10"	N87°34'29"W	24.79
C20	24.89	228.00	28°10'10"	N87°34'29"W	24.79
C21	24.89	228.00	28°10'10"	N87°34'29"W	24.79
C22	65.24	228.00	67°37'20"	S87°16'17"W	67.48
C23	26.29	228.00	48°29'59"	S87°17'47"E	26.84
C24	26.17	228.00	50°27'20"	S88°16'17"E	26.89
C25	13.89	228.00	14°28'47"	S79°47'47"E	13.87
C26	5.70	275.00	1°52'49"	S87°37'29"E	5.17
C27	19.87	275.00	3°28'22"	S87°37'29"E	19.68
C28	24.12	275.00	5°17'41"	N87°28'24"E	24.12
C29	16.87	275.00	3°28'22"	N87°28'24"E	16.87
C30	16.87	275.00	3°28'22"	N87°28'24"E	16.87
C31	16.87	275.00	3°28'22"	N87°28'24"E	16.87
C32	16.87	275.00	3°28'22"	N87°28'24"E	16.87
C33	16.87	275.00	3°28'22"	N87°28'24"E	16.87
C34	24.89	275.00	9°28'59"	N87°37'24"E	24.27
C35	24.89	275.00	9°28'59"	N87°37'24"E	24.27
C36	2.30	275.00	0°28'19"	N87°37'24"E	2.30
C37	18.89	275.00	34°28'28"	N79°28'24"E	17.82
C38	26.29	275.00	38°29'29"	S79°16'47"E	18.97
C39	14.87	275.00	24°28'28"	S87°16'47"E	14.77
C40	7.20	275.00	10°28'47"	S87°16'47"E	7.10
C41	12.14	275.00	8°28'24"	N87°16'47"E	11.82
C42	16.82	275.00	17°17'22"	N87°16'47"E	16.82
C43	25.17	275.00	14°28'24"	N87°16'47"E	25.17
C44	45.87	275.00	3°18'22"	N87°16'47"E	45.87
C45	45.87	275.00	3°17'17"	N87°16'47"E	45.87
C46	24.21	275.00	14°29'37"	N87°16'47"E	24.21
C47	13.82	275.00	9°28'24"	N87°16'47"E	13.82
C48	26.40	275.00	7°28'28"	S87°16'47"E	25.82
C49	21.89	275.00	87°19'29"	S71°28'29"W	21.23
C50	193.01	275.00	17°11'29"	N87°16'47"E	182.87
C51	54.89	275.00	50°00'00"	S87°16'47"E	49.21
C52	54.89	275.00	50°00'00"	S87°16'47"E	49.21
C53	68.18	275.00	49°48'23"	N87°08'29"W	63.13
C54	26.29	275.00	38°29'29"	N87°08'29"W	26.29
C55	17.12	275.00	16°28'29"	N87°08'29"W	16.48
C56	6.27	275.00	10°28'29"	N87°08'29"W	6.19
C57	38.89	275.00	24°44'28"	N87°16'47"E	38.89



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